

TO LET

*** EXCELLENT OPPORTUNITY ***

FORMER LADBROKES
55-59 DICKSON ROAD
BLACKPOOL
LANCASHIRE
FY1 2AP

- FORMER BOOKMAKERS
- LOCATED IN A PROMINENT POSITION IN BLACKPOOL TOWN CENTRE- PLENTY OF PASSING TRADE
- WOULD SUIT VARIOUS USES STPP
- TOTAL NIA APPROX. 173 SQ M (1,865 SQ FT)
- VIEWING ESSENTIAL

RENT: PRICE ON APPLICATION



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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DICKSON ROAD, BLACKPOOL

DESCRIPTION

Duxburys Commercial are pleased to have been instructed to market this prominently positioned former bookmakers. This commercial property provides a strong trading location on Dickson Road. Dickson Road is one of the main routes into Blackpool town Centre and provides access to dense residential areas along with local neighboring businesses and hotels. Dickson Road provides ease of access onto the Promenade. The property is also a short distance away from Gynn Square.

ACCOMMODATION

The unit provides spacious retail accommodation and is ground floor only. This property is currently utilised as a bookmakers however would suit various uses subject to planning permission.

The total NIA is approx. 173.3 SQ M (1,865 SQ FT). The unit benefits from suspended ceiling with air conditioning and carpet flooring. The accommodation also comprises 2 customer WC's, a staff WC along with a kitchen and store area.

BUSINESS RATES

Rateable Value 2017: £17,250

EPC

To be confirmed.

LEASE DETAILS

A new lease is available with terms to be agreed by negotiation with the landlord.

VAT

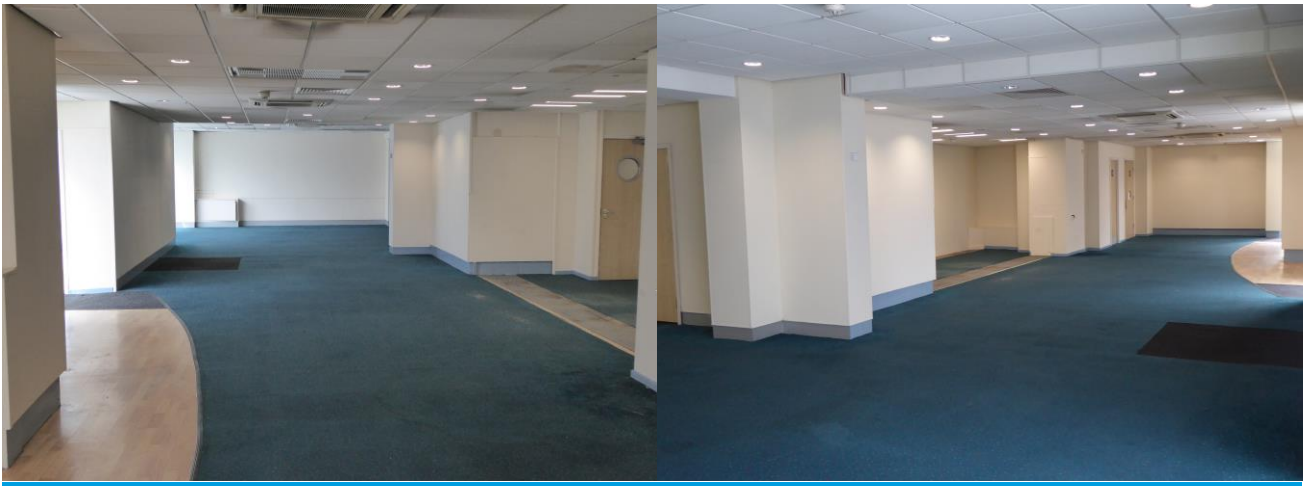
All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



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- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

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